# **Draft Future Land Use Map** Introduction

5/3/2021

## Introduction to the Future Land Use Map

***The Future Land Use Map is a key component of the Land Use, Urban Design, and Historic & Cultural Preservation chapter of the Comprehensive Plan.***

- The Comprehensive Plan Future Land Use Map is:
  - » A tool to describe the Comprehensive Plan's long-term vision for location and form/character of development in the city
  - » A guide for development
- The Comprehensive Plan Future Land Use Map is not:
  - » An update to the Zoning Ordinance (that process will follow the adoption of the Comprehensive Plan and will use the Future Land Use Map as a guiding framework)

## Land Use Planning Objectives

***These objectives informed the development of the future land use map. They were developed using feedback from earlier community input processes, as well as input from the Cville Plans Together Steering Committee and the Planning Commission.***

- Build upon land use recommendations integrated within the City's citywide studies, Small Area Plans, and the 2021 Affordable Housing Plan.
- Ensure citywide, equitable opportunities for density increases and enhanced community services.
- Increase density around community amenities such as shopping areas, employment centers, and transit.
- Explore the development potential of vacant or underutilized properties.
- Maximize access to public open spaces and schools.
- Establish correlations between the City's land uses, UVA, and the Urban Ring.
- Increase access to transit to help achieve the City's climate goals.
- Protect, preserve, and enhance natural & and cultural resources.
- Ensure long term economic sustainability of the City by planning for a wide range of commercial land use types.

## Connection between the Future Land Use Map and Comprehensive Plan Chapter Goals and Strategies

- The draft Future Land Use Map illustrates a land use vision for the future that includes an enhanced mix of uses and potential for increased housing options throughout the city, but it does not provide details related to implementation.
- Changes in land use or development intensity alone cannot solve the city's housing affordability needs or address other Comprehensive Plan goals. In order to achieve this land use vision along with goals related to affordability, mitigation of displacement, environmental protection, and more, development will need to be paired with policies, requirements, incentives, and subsidies to support these outcomes.
- Please see the draft Comprehensive Plan chapters and FAQ at cvilleplanstogether.com/engage3/ for more information.

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## LAND USE CATEGORIES

**Detailed descriptions provided on the next page.**

### GENERAL RESIDENTIAL

A range of housing types scaled in context with the existing single-family character.

### MEDIUM-INTENSITY RESIDENTIAL

A variety of housing types, including row houses, townhouses, and smaller multi-unit buildings, compatible with adjacent lower intensity neighborhoods.

### HIGH-INTENSITY RESIDENTIAL

Neighborhoods and sites for larger multi-unit housing.

### NEIGHBORHOOD MIXED USE NODE

Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings compatible with surrounding residential areas.

### URBAN MIXED USE NODE

Urban mixed use areas that support housing, employment, and commercial goals and needs at key locations.

### DOWNTOWN CORE

A primary activity hub for the community.

### NEIGHBORHOOD MIXED USE CORRIDOR

Neighborhood mixed use arranged along corridors that support existing residential districts.

### URBAN MIXED USE CORRIDOR

Higher intensity mixed use development arranged along corridors that link the employment, commercial, and civic hubs of the city.

### BUSINESS AND TECHNOLOGY MIXED USE

Mixed use areas that allow traditional light industrial and production uses as well as additional commercial uses and residential uses, where feasible.

### PUBLIC PARK OR OPEN SPACES

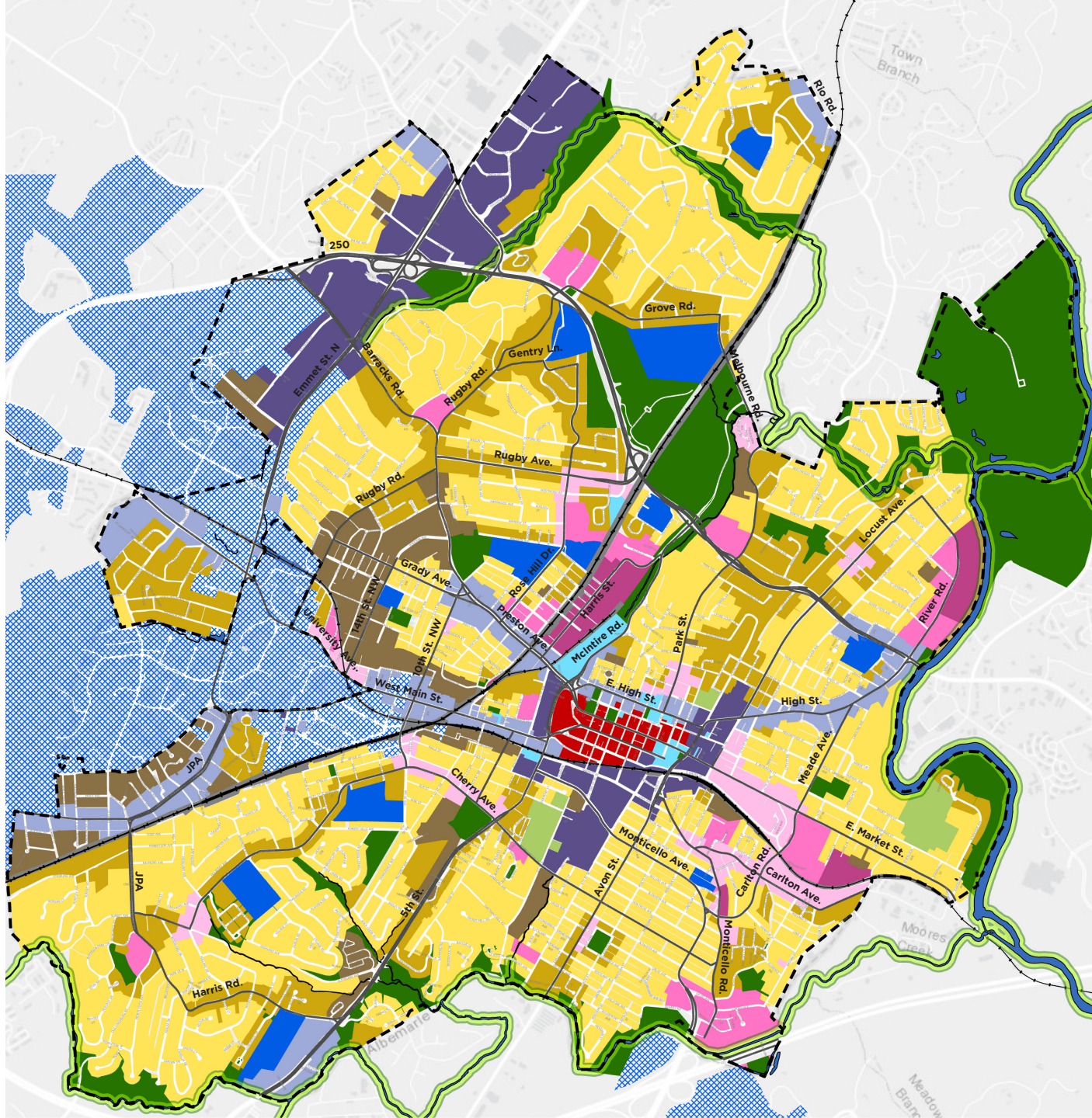
### CEMETERY

### CIVIC (PUBLIC AND SEMI-PUBLIC)

### EDUCATION

### UVA

### STREAM BUFFER



# **Draft Future Land Use Map** Land Use Categories

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### GENERAL RESIDENTIAL

- Uses: Up to 3-unit dwellings, and accessory dwelling units (ADUs). Limited neighborhood-serving ground floor active uses (shops, services, etc.) at intersections and at other locations deemed appropriate.
- Form: Respond to existing residential, environmental, and historic neighborhood context.
- Height: Up to 3.5 stories. Most in range of 2-2.5 stories.

### MEDIUM-INTENSITY RESIDENTIAL

- Uses: Smaller multi-unit buildings (4-12 units), accessory dwelling units (ADUs), cottage courts, row houses, townhouses. Supports neighborhood-serving active ground-floor uses.
- Form: Respond to existing residential, environmental, and historic neighborhood context.
- Height: Heights up to 4.5 stories allowed at sites with appropriate depth to support appropriate transitions to lower-intensity neighborhood areas. Average of 3 stories.

### HIGH-INTENSITY RESIDENTIAL

- Uses: Multi-unit housing (13+). Supports neighborhood-serving active ground-floor uses.
- Form: Respond to existing residential, environmental, and historic neighborhood context.
- Height: Up to 5 stories, with appropriate transitions to lower-intensity neighborhood areas.

### NEIGHBORHOOD MIXED USE NODE

- Uses: Commercial, employment, residential. Development of vertical mixed use buildings is encouraged. Active uses on ground floor.
- Form: Respond to existing residential, environmental, and historic context. May include large or multi-parcel sites that create new, complete neighborhood-scaled districts comprised of civic amenity spaces (parks, gathering spaces, etc), transit access, and intensive mix of land uses.
- Height: Up to 4 stories. 5 stories may be allowed internal to sites with appropriate depth to support transitions to lower-intensity areas.

### URBAN MIXED USE NODE

- Uses: Commercial, employment, residential. Active uses on ground floor.
- Form: Respond to existing residential, environmental, and historic context. Include large or multi-parcel sites that create complete urban districts comprised of civic amenities and green spaces, transit access, and a mix of land uses. Encourage vertical mixed use development that densifies existing land use patterns.
- Height: 5-8 stories. Up to 10 stories maximum at locations compatible with the existing urban form, particularly where these buildings are existing or where they meet Comprehensive Plan goals, such as goals related to housing affordability and community wealth building.

### DOWNTOWN CORE

- Uses: Civic, commercial, employment, residential. Active uses on ground floor.
- Form: To be compatible with and respond to the existing urban scale and historic/civic context of the district and surrounding residential neighborhoods.
- Height: 2-6 stories. Up to 10 stories maximum at appropriate locations compatible with the existing urban form, particularly where these buildings are existing or where they meet Comprehensive Plan goals, such as housing affordability and community wealth building.

### NEIGHBORHOOD MIXED USE CORRIDOR

- Uses: Commercial, employment, residential (including small multi-unit and live-work units). Active uses on ground floor.
- Form: Respond to existing residential, environmental, and historic context. Development along these corridors should be designed to create a neighborhood scale character.
- Height: Up to 5 stories, with highest buildings at intersections or at sites with appropriate depth to support transitions to lower-intensity areas. Average of 3 stories.

### URBAN MIXED USE CORRIDOR

- Uses: Commercial, employment, residential. Active uses on ground floor.
- Form: Respond to existing residential, environmental and historic context. Development along these corridors should be designed to create a human scale that promotes walkability and a cohesive urban form.
- Height: Average of 5 stories, up to 8 at key intersections adjacent to higher-intensity uses.

### BUSINESS AND TECHNOLOGY MIXED USE

- Uses: Light industrial/manufacturing, technology, business, residential (allowed in upper floors). Active uses on ground floor encouraged.
- Form: Respond to existing residential, environmental, and historic context. Promote rehabilitation of brownfield (potentially contaminated from previous uses) and grayfield (underutilized) sites for human use and environmental health.
- Height: Up to 6 stories.